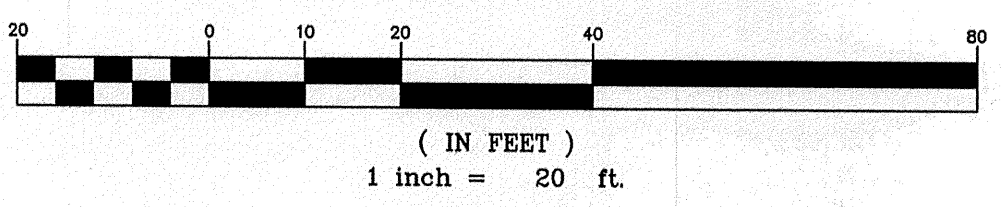


EX 111817



GRAPHIC SCALE



RIVER ROAD

TYDILLI RDM MAP CSJ 675-8-2
N16°25'12" N, 204.76'

POINT OF BEGINNING
FOUND 5/8" IR W/CAP 3988

INTERSTATE HIGHWAY 45
(VARIABLE WIDTH)
FRONTAGE ROAD
(32' asphalt)

TROY K. WALKER
REMAINDER OF CALLED 13.16 ACRES
M.C.C.F. NO. 2004-115503

GERTRUDE E. TAUTENHAHN
0.6887 ACRES 30,000 S.F.
M.C.C.F. NO. 9715271

TROY K. WALKER
REMAINDER OF CALLED 13.16 ACRES
M.C.C.F. NO. 2004-115503

60' ACCESS EASEMENT

N16°25'12" N, 120.00'

S74°50'42" W, 250.06'

BILLBOARD EASEMENT
0.0517 ACRES 2,250 S.F.
M.C.C.F. NO. 9715271

LAXMI PROGRESSIVE, LP
CALLED 4.53 ACRES
M.C.C.F. NO. 2002-122720

2.3' FLAGSTONE ENCROACHMENT
FLAGSTONE BORDER

2 STORY CARPORT

2 STORY COMERCIAL BUILDING
(BEST WESTERN HOTEL)

S16°25'12" E, 253.30'

FOUND 5/8" IR W/CAP 4113

LEGAL DESCRIPTION:

FIELD NOTE DESCRIPTION OF A PARCEL OF LAND CONTAINING 0.6887 ACRES (30,000 SQ. FT.) OUT OF THE GEORGE W. LONIS SURVEY, ABSTRACT NO. 313, MONTGOMERY COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT CONVEYED TO GERTRUDE E. TAUTENHAHN BY VIRTUE OF GENERAL WARRANTY DEED RECORDED UNDER CLERK'S FILE NO. 9715271 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF MONTGOMERY COUNTY, TEXAS (O.P.R.R.P.M.C.). SAID 0.6887 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 5/8 inch iron rod (bent) found for an angle point marking the Westerly right-of-way line of Interstate Highway 45 (variable width) and being the southernmost corner of a called 0.6244 acre tract described as TRACT TWO in General Warranty Deed as conveyed to Troy K. Walker, Trustee, as recorded in File No. 2004-113503 of the O.P.R.R.P.M.C. Said point also being an angle point in the remainder of a called 13.16 acre tract described as TRACT ONE in said File No. 2004-113503 of the O.P.R.R.P.M.C.;

THENCE, S 16°25'12" E (Basis of Bearing), along the westerly right-of-way line of IH 45 and along the east boundary line of the herein described tract, a distance of 204.76 feet to a 5/8 inch iron rod with cap (3988) found the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, S 16°25'12" E, continuing along the westerly right-of-way line of IH 45 and along the east boundary line of the herein described tract, a distance of 120.00 feet to a 5/8 inch iron rod with cap (3988) found for the southeast corner of the herein described tract, being the northeast corner of that certain called 1.453 acre tract described in Warranty Deed with Vendor's Lien as conveyed to LAXMI PROGRESSIVE, LP, as recorded in Clerk's File 2002-122720 of the O.P.R.R.P.M.C.;

THENCE, S 74° 50'52" W, along the south boundary line of the herein described tract, common with the north line of said 1.453 acre tract, a distance of 250.06 feet to a 5/8 inch iron rod with cap (WEEKS 5332) set for the southwest corner of the herein described tract, being the northwest corner of said 1.453 acre tract, and being in an easterly line of said remainder of a called 13.16 acre tract;

THENCE, N 16°25'12" W, along the west boundary line of the herein described tract, a distance of 120.00 feet to a 5/8" iron rod found for the northwest corner of the herein described tract being an angle point of said remainder of a called 13.16 acre tract;

THENCE, N 74°50'52" E, along the north boundary line of the herein described tract, along a line common with said remainder of a called 13.16 acre tract, a distance of 250.06 feet to the POINT OF BEGINNING, containing within these metes and bounds 0.6887 Acres (30,000 Sq. Ft.) of land.

LEGAL DESCRIPTION (PROPOSED BILLBOARD EASEMENT):

FIELD NOTE DESCRIPTION OF AN EASEMENT OVER AND ACROSS A PARCEL OF LAND CONTAINING 0.0689 ACRES (3,001 SQ. FT.) OUT OF THE GEORGE W. LONIS SURVEY, ABSTRACT NO. 313, MONTGOMERY COUNTY, TEXAS, AND BEING OVER AND ACROSS A PORTION OF THAT CERTAIN CALLED 0.689 ACRE TRACT CONVEYED TO GERTRUDE E. TAUTENHAHN BY VIRTUE OF GENERAL WARRANTY DEED RECORDED UNDER CLERK'S FILE NO. 9715271 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF MONTGOMERY COUNTY, TEXAS (O.P.R.R.P.M.C.). SAID 0.0689 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 5/8 inch iron rod (bent) found for an angle point marking the Westerly right-of-way line of Interstate Highway 45 (variable width) and being the southernmost corner of a called 0.6244 acre tract described as TRACT TWO in General Warranty Deed as conveyed to Troy K. Walker, Trustee, as recorded in File No. 2004-113503 of the O.P.R.R.P.M.C. Said point also being an angle point in the remainder of a called 13.16 acre tract described as TRACT ONE in said File No. 2004-113503 of the O.P.R.R.P.M.C.;

THENCE, S 16°25'12" E (Basis of Bearing), along the westerly right-of-way line of IH 45 and along the east boundary line of the herein described tract, a distance of 204.76 feet to a 5/8 inch iron rod with cap (3988) found for the northeast corner of said called 0.689 acre tract and being the POINT OF BEGINNING of the herein described easement;

THENCE, S 16°25'12" E, continuing along the westerly right-of-way line of IH 45 and along the east boundary line of the herein described tract, a distance of 40.00 feet to a point for the southeast corner of the herein described easement;

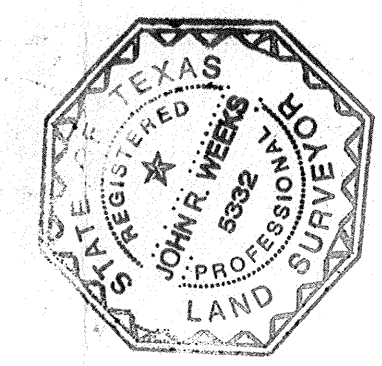
THENCE, S 74° 50'52" W, along the south line of the herein described easement, a distance of 75.00 feet to a point for the southwest corner of the herein described easement;

THENCE, N 16°25'12" W, along the west line of the herein described easement, a distance of 40.00 feet to a point for the northwest corner of the herein described easement;

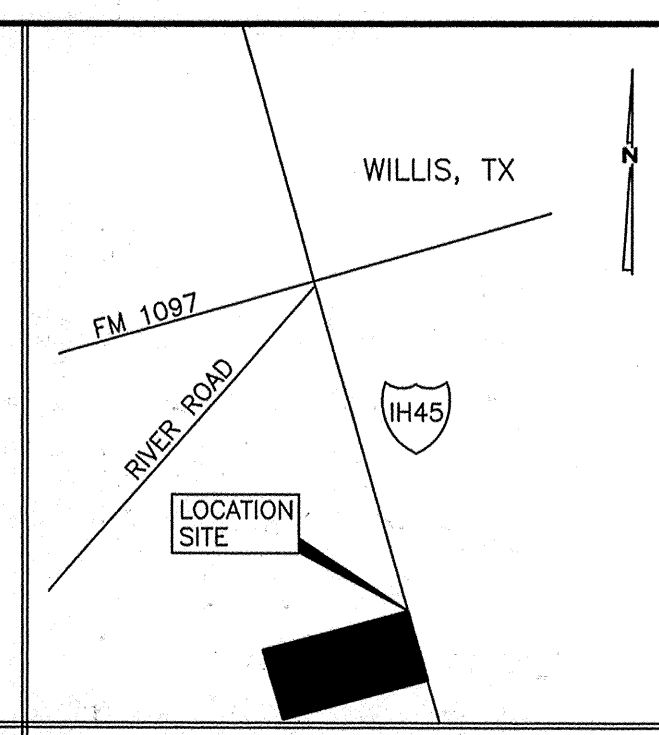
THENCE, N 74°50'52" E, along the north boundary line of said called 0.689 acre tract, being the north line of the herein described easement, along a line common with said remainder of said called 13.16 acre tract, a distance of 75.00 feet to the POINT OF BEGINNING, containing within these metes and bounds 0.0689 Acres (3,001 Sq. Ft.) of land.

I, John R. Weeks, a Registered Professional Land Surveyor, do hereby certify to John Tautanahahn that this survey was made on the ground, under my supervision on this the 28th Day of December, 2004, and that this plat is a true representation of the facts as found at the time of survey and that there are no visible encroachments except as shown hereon.

John R. Weeks, R.P.L.S.
Texas Registration No. 5332



VICINITY MAP
(NOT TO SCALE)



- G--- GAS LINE
- OE--- OVERHEAD ELECTRICAL
- SS--- SANITARY SEWER
- STS--- STORM SEWER
- UE--- UNDERGROUND ELECTRICAL
- UT--- UNDERGROUND TELECOMMUNICATIONS
- W--- WATERLINE

- [Symbol] BUSINESS SIGN
- [Symbol] AREA LIGHT
- [Symbol] AIR & WATER
- [Symbol] CATCH BASIN
- [Symbol] CLEAN OUT
- [Symbol] CORE BORING
- [Symbol] FIRE-HYDRANT
- [Symbol] GAS METER
- [Symbol] SIGN
- [Symbol] B-B INLET
- [Symbol] STREET LIGHT
- [Symbol] SURVEY MON.
- [Symbol] TELEPHONE
- [Symbol] SWBT PED.
- [Symbol] UTILITY POLE
- [Symbol] CONTROLLING MONUMENT TO RESOLVE BOUNDARY
- [Symbol] TREE
- [Symbol] EDGE OF BANK
- [Symbol] VALVE
- [Symbol] MANHOLE
- [Symbol] HLP MANHOLE
- [Symbol] SPRINKLER HEAD
- [Symbol] SPRINKLER VALVE
- [Symbol] AREA LIGHT
- [Symbol] EDGE OF ASPHALT
- [Symbol] 2 POLE SIGN
- [Symbol] BOLLARD
- [Symbol] SAMPLE WELL
- [Symbol] MONITOR WELL
- [Symbol] WATER METER
- [Symbol] ELECTRIC METER
- [Symbol] GUY WIRE

The Ephemeral
Surveying Company

5458 Stillbrooke
Houston, TX 77096
PHONE: (713) 721-4607 FAX: (713) 723-0925

PROJECT:

BOUNDARY SURVEY
OF A 0.6887 ACRE TRACT
OUT OF THE
GEORGE W. LONIS SURVEY, A -313,
MONTGOMERY COUNTY, TEXAS
DEPICTING A PROPOSED BILLBOARD
EASEMENT TO BE RETAINED UPON
TRANSFER OF FEE TITLE

PRJ No: 04-225	SHEET NO: 1
DATE: 1/17/05	
DWN. BY: JRW	
CHKD. BY: JRW	

\\office\survey\2004\04-225 boundary\ephemeral\prj04-225 willis sign survey.dwg 1/20/2005 10:25:39 AM 11/19/2004